

HUNTERS®

HERE TO GET *you* THERE



Aysgarth Road

Sheffield, S6 1HU

Asking Price £180,000



Hunters Hillsborough are delighted to present a delightful stone-fronted mid-terrace home that offers a perfect blend of comfort and style across three well-appointed levels. Nestled on Aysgarth Road in the charming district of Birley Carr and offered for sale with no onward chain, this property is ideal for families and first time buyers seeking a welcoming home.

Upon entering, you are greeted by a superb lounge featuring a striking bay window and an elegant fire surround, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the expansive kitchen diner, which boasts a range of fitted units, a built-in eye-level electric oven, and a hob. The breakfast bar provides a lovely spot for morning coffee, making it a perfect space for family gatherings and entertaining guests.

The property includes a separate utility room that leads out to a neat and tidy rear courtyard, which is sun-soaked and perfect for enjoying the outdoors. The large master bedroom offers ample space, complemented by a further good-sized bedroom and a family bathroom equipped with a bath, shower over bath, W/C, and sink basin. An additional attic bedroom with a dormer window adds versatility to the living space, making it suitable for various needs.



General Remarks

TENURE

This property is Freehold

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

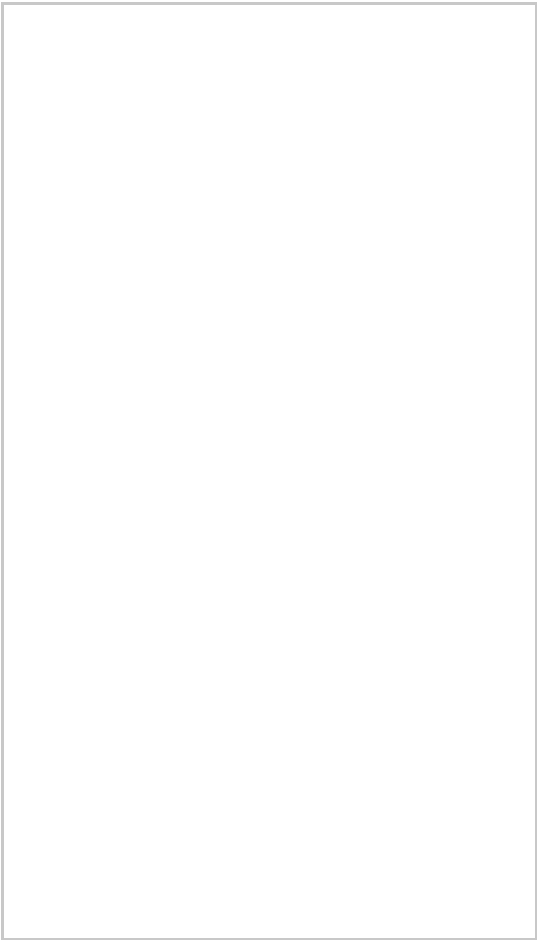
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

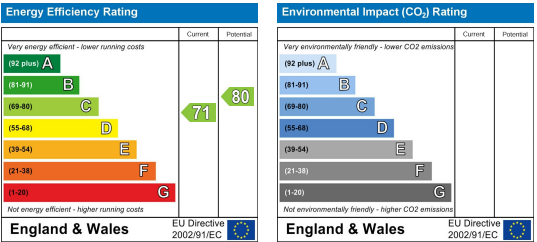
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.